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HIGH BLUFF RIDGE

12481 + 12531 HIGH BLUFF DRIVE | SAN DIEGO, CA 92130



Two building Class A corporate office complex



Prominent visibility



Walkable amenities



Award winning architectural design





PROPERTY HIGHLIGHTS

HIGH BLUFF RIDGE



158,341 SF

Two building Class "A" corporate office complex



PRESTIGIOUS LOCATION

Within Del Mar Heights master planned corporate center



SCALABLE IN DEL MAR HEIGHTS

Expansion opportunity of over 635,000 SF with immediately local, responsive property management team



AMENITIES FOR GUESTS & EMPLOYEES

Adjacent to the Marriott Hotel with event halls, Arterra Restaurant, and <1 mile from Del Mar Highlands Town Center and One Paseo



FITNESS CENTER ON-SITE

With shower and locker facilities



4.4 / 1,000 RSF PARKING

Subterranean and structured parking



PRIME VISIBILITY & ACCESSIBILITY

Excellent visibility and immediate access from I-5, SR-56 and El Camino Real



LEED CERTIFIED GOLD

By the U.S. Green Building Council



12481

8,782 SF AVAILABLE NOW

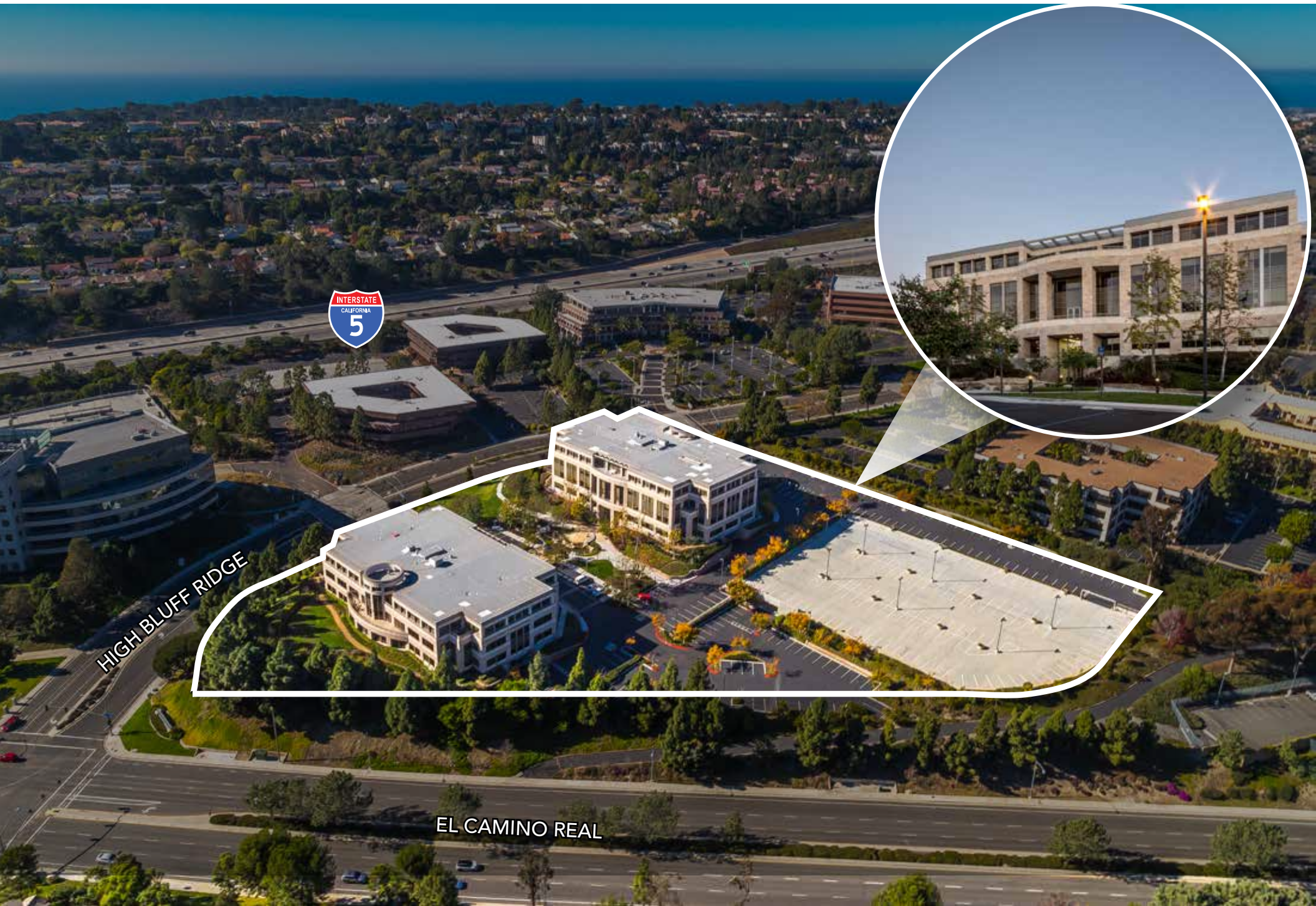
- **1st Floor, Suite 110**
Total RSF: 4,315
Lease Rate: \$4.25/RSF + U
Brand new contemporary spec suite. Reception area, conference room, 4 private offices, open area for cubicles and break room
- **1st Floor, Suite 160**
Total RSF: 4,467
Lease Rate: \$4.25/RSF + U
Brand new creative spec suite. Reception area, large conference room, 5 private offices, open area for cubicles, copy, break room with access to outdoor patio and lawn.

12531

1,750 SF AVAILABLE NOW

- **1st Floor, Suite 120**
Total RSF: 1,750
Lease Rate: \$4.25/RSF + U
Reception area, conference room, two private offices, open area for cubicles and break room





LOCATED IN DEL MAR HEIGHTS HIGH BLUFF RIDGE



- ONE PASEO**
- International Smoke
 - SoulCycle
 - Salt & Straw
 - Joe & The Juice
 - North Italia
 - Ways & Means Oyster
 - Parakeet Cafe
 - Shake Shack
 - URBN Pizza
- BEACHSIDE DEL MAR**
- Vons
 - Bushfire Kitchen
 - CVS Pharmacy
 - Starbucks
 - Le Bambou
 - SeaSurf Fish Co.
 - Creme & Sugar
 - Broken Yolk Cafe
 - Navy Federal Credit Union

- DEL MAR HIGHLANDS TOWN CENTER**
- Philz Coffee
 - Mendocino Farms
 - Davanti Enoteca
 - FedEx Office / UPS
 - Cinepolis
 - Ralph's
 - Jimbo's
 - Snooze Eatery
 - Dry Bar
 - Searsucker
- PIAZZA CARMEL**
- Villa Capri
 - Spices Thai Cafe
 - Gami Sushi
 - Chipotle
 - Subway
 - Souplantation
 - Wells Fargo
 - Vons
 - Baskin Robbins
 - Pick-Up Stix
 - Postal Annex

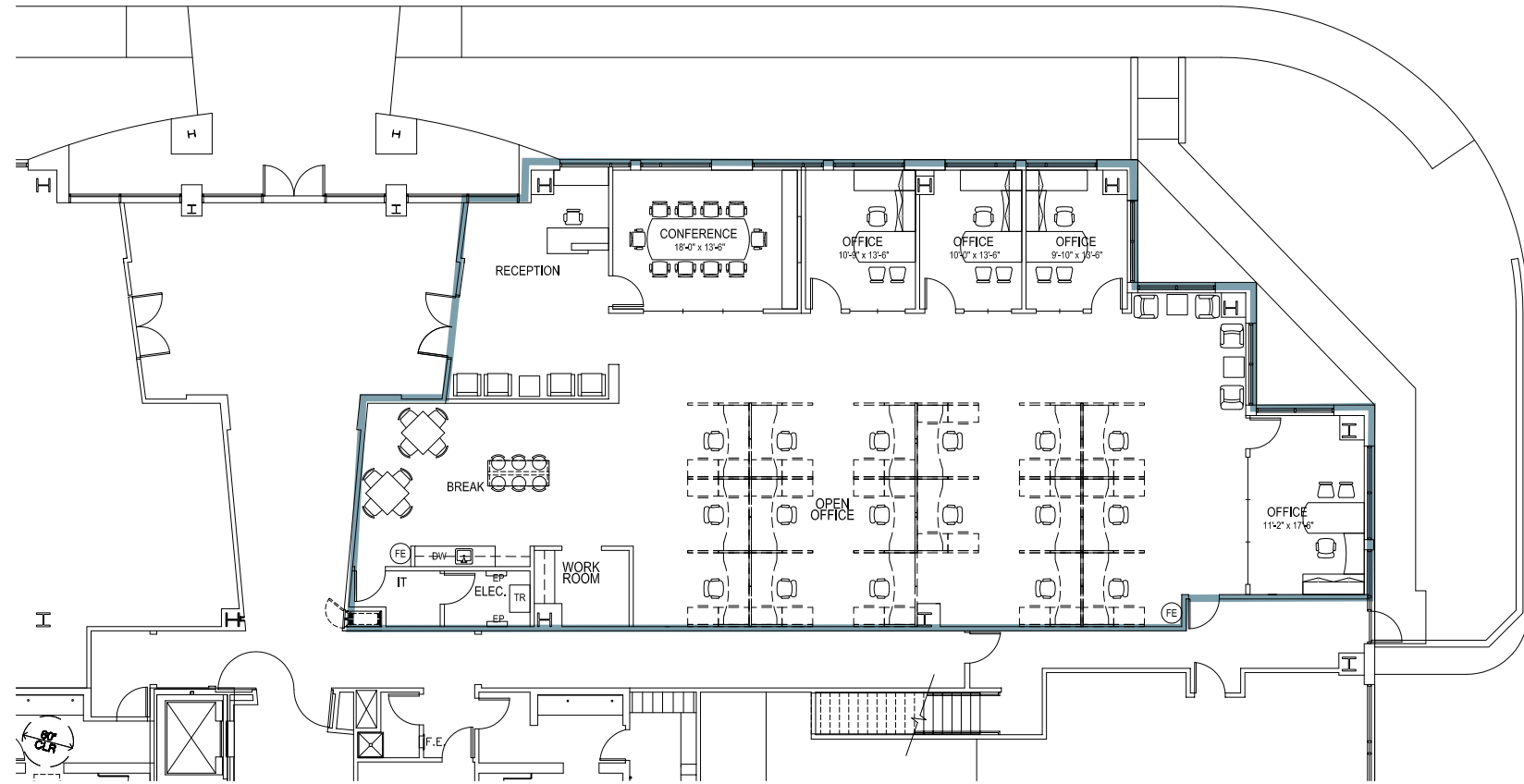
- CARMEL VALLEY RECREATION CENTER**
- Indoor multipurpose courts
 - Game room with Table Tennis
 - Picnic areas with barbecues
 - Outdoor basketball courts
 - Outdoor Fitness Stations
 - Tennis courts
 - Amphitheater
 - Two Playgrounds

- HOTELS & MEETING SPACES**
1. Marriott Del Mar
 2. Residence Inn by Marriott
 3. Hampton Inn
 4. DoubleTree Resort

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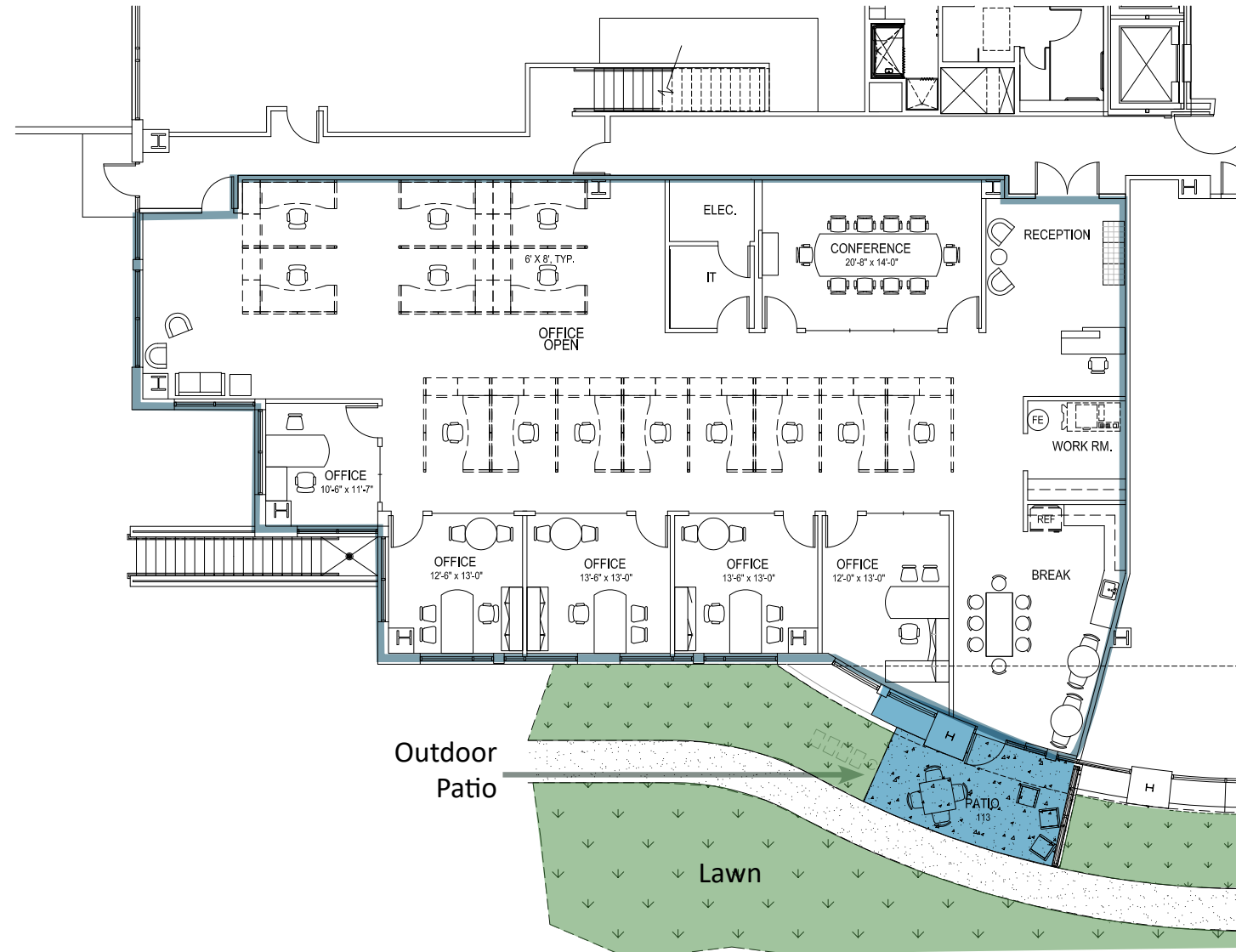
SUITE 110 | BRAND NEW SPEC SUITE - 4,315 RSF



HIGH BLUFF RIDGE

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SUITE 160 | BRAND NEW SPEC SUITE - 4,467 RSF





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